

**Town of Ancram  
Town Board  
Regular Meeting  
Via Zoom  
February 18, 2021**

**Present:** Supervisor Arthur Bassin                      Councilman Hugh Clark  
                 Councilman David Boice                      Councilwoman Madeline Israel  
                 Councilwoman Bonnie Hundt                      Town Clerk Monica Cleveland  
                 Highway Superintendent James Miller

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The regular meeting of the Ancram Town Board was called to order via Zoom by Supervisor Arthur Bassin at 7:00 pm with a salute to the flag.

Supervisor Bassin asked if there were any items on the agenda that any member of the board needed to recuse themselves from. There were none.

A motion was made by Councilwoman Hundt and seconded by Councilwoman Israel to approve the minutes of the previous meeting with some minor typos corrected. Motion carried.

Susan Flamm of the Climate Smart Community Task Force gave the following 2020 report to the Town Board:

CLIMATE SMART COMMUNITY TASK FORCE

2020 Year-End Report

January 7, 2021

1. Conversion of Ancram Streetlights to LEDs

The Task Force explored various options for converting Ancram’s thirty-one streetlights to LEDs. The town convened a public hearing on March 14, 2020 to discuss a proposal from Central Hudson regarding the streetlights. On March 19th, the town board approved the proposal. In the fall of 2020, all streetlights were converted to warm-toned (3,000 K), dark-sky compliant LEDs, saving about 16,000 kWh every year. The reviews that have reached the task force have been positive and no complaints have been received.

2. Conversion of Lighting in Town Hall and the Town Garage to LEDs

As part of the NYSERDA grant process, an energy-efficiency expert provided by the agency recommended that the town convert the lights in town hall and the town garage to LEDs. This was accomplished in the spring and summer of 2020. Grant funds were not used.

3. NYSERDA Clean Energy Communities Grant

## Ancram's Bright Idea - Community Energy Efficiency Lighting Program

The task force's intention was to distribute the remaining 225 LED bulbs from this project (from an initial inventory of about 1,425) at the annual Ancram Pig Roast in May 2020. Because of the pandemic this event was not scheduled. Hopefully, the distribution will take place in 2021.

## Energy Upgrades at Town Buildings

Pursuant to the NYSERDA grant, about \$71,000 is available for energy efficiency upgrades at town structures. The grant contract expires at the end of the second quarter of 2021, so selected upgrades must be completed, or well underway, by that time.

The task force applied to NYSERDA to use the funds for a geothermal HVAC system at town hall. A geothermal system has a much lower environmental impact than a conventional system which burns propane, a fossil fuel. NYSERDA granted approval. A contractor, Aztech, working with a geothermal system designer paid for by NYSERDA, GeOptimize, estimated that a system would cost the town about \$150,000, less grant funds. An engineering firm retained by the Town, CPL, estimated that the project would cost far more, about \$250,000, less grant funds. Given the cost, as estimated by CPL, the town decided against pursuing this option. The town also had

concerns about finding bidders for the project as some contractors are unwilling to work on a prevailing wage basis, required by municipalities.

The task force then explored an air-source heat pump system for town hall, with expected approval from NYSERDA. An ASHP is more energy efficient than conventional HVAC, although a back-up propane system is often required (unlike a geothermal system, which would not require back-up). Several contractor estimates have been requested. As of the close of 2020, only one had been received, for \$95,000, before utility rebates. The task force encountered the same issue regarding the contractor estimate versus CPL's estimate: CPL estimated that the work would cost far more than had the contractor, about \$270,000, before rebates.

If an ASHP proves too expensive to pursue, the town will likely lose the \$71,000 in grant funds. At this stage in the NYSERDA contract, it won't be possible for the task force to design and gain approval for a different project.

## Community Solar for Ancram

With the support of Ancram's Conservation Advisory Council, the task force recommended to the town that it partner with Solstice to provide community solar opportunities to Ancram residents. At its meeting of November 19, 2020, the town board approved participation in Solstice's program. Community members that subscribe to a local solar farm affiliated with Solstice will be supporting renewable energy and also receiving a 10% discount on their utility bills. Power will continue to be delivered by Central Hudson. The subscriptions will be with solar farms in the 10-to-20-acre range that are located in the region. Residents who opt-in will get a \$100 Visa gift card. The Town will receive \$100 for each community member who signs up. Solstice has been working with the Task Force on outreach for the program. The outreach plan and materials will be consistent with NYSERDA requirements for a "Solarize" campaign. This will allow the town to gain credit towards Climate Smart Communities certification.

Cornell Cooperative Extension

Cornell Cooperative Extension offered its support to Ancram to help it achieve designation as a Climate Smart Community, pending approval from a CCE funder. On October 22, 2020 the task force signed letters of support regarding CCE's offer. It is now waiting for word from CCE.

Councilwoman Hundt asked if the committee will be producing an RFP for the HVAC system. She said that she thought that Congress will be allotting money for infrastructure. Ms. Flamm responded that CDRCP is in the process of writing the RFP.

Ms. Flamm spoke about the Solstice project. The project began in November. The project will have incentives for the town for each home that signs on. Colleen Lutz, committee member, has been working on filing the scoping documentation with NYSERTA and is in the process of looking through the contracts. Cathy Redlich noted that the solar farm proposed has the capacity for 400 more homes. She questioned what would happen when the 400 spots are spoken for. Ms. Flamm said that there is the possibility of another solar farm. Councilwoman Israel asked if there was a downside to a homeowner signing up. Ms. Flamm said there was not. A question was asked about the community reaction to this proposed project. The answer was the interest seemed high. Carol Falcetti asked if there was a minimum number of homes needed for sign up and if residents can join as time goes on. There is no minimum sign up and the committee didn't think there was a cut off time limit. Councilwoman Israel asked if the home is sold, can the contract be transferred. Ms. Flamm thought that it can be but she would investigate this question.

## Supervisors Report

- 1. Financial Report** – January was a normal month financially, and having ended 2020 with about \$1,150,000 in fund balance, our financial situation is strong. It is not yet clear how 2021 will turn out in terms of sales & mortgage taxes, but early signs are indicating both may be stronger than budgeted. Early indications are that state highway aid may be down, but not as much as we anticipated in the budget.
- 2. CSCTF Report** - CSCTF Chair Suzan will present the 2020 CSCTF Report, and update us on where things are with the Town Hall HVAC project, which is now focused on evaluating the feasibility and economics of an Air Source Heat Pump system. Next step is to develop and issue an RFP for bids on an ASHP system, which should be done by early March. Because ASHP systems do not work well in very cold weather, we will probably have to maintain our existing propane system as a backup.
- 3. Solstice** – Colleen Lutz will update us on where we are with the Solstice program, which looks like it will start rolling out in early March.
- 4 Radar Speed Signs** – We had submitted our application to NYS DOT for permits to permanently install radar speed signs on 82 just north of Ancram and Ancramdale. DOT requested we get engineered, stamped drawings of the signs themselves, the posts we plan to use and how they will be installed, proposed locations of the radar signs and locations of all existing signs within 1000 feet of the proposed radar signs. I have requested that Town Engineer Pat Prendergast provide DOT with these engineered drawing. We hope to get approval for these signs in time to install them by early spring.

**5. Communications Sensitivity Training** – When we conducted the Communications Sensitivity Training for the Planning Board last fall, we discussed the possibility of conducting this program again early in 2021 for all board, committee and council members. I suggest we do this.

**6. Purple Heart Community** – NYS Senator Daphne Jordan has reached out to us again to request that we adopt an resolution becoming a Purple Heart Town, as a way to honor and commemorate all of Ancram’s veterans and especially those who have been awarded the Purple Heart Medal for being wounded or killed in combat.

Supervisor Bassin reported that the town received the fourth quarter sales tax check which totaled \$93,000. Mr. Bassin will be contacting Jamie Erring to conduct another sensitivity training session. Councilwoman Hundt asked if this was a session open to everyone. Mr. Bassin said it would be.

The following resolution was offered by Councilman Clark and seconded by Councilwoman Israel and moved for adoption. Resolution carried by unanimous roll call vote.

**Resolution #10 of 2021: Communications Sensitivity Training - Resolved**, that the Town Supervisor is authorized to schedule Communications Sensitivity Training with Jamie Ehring for all board, committee and council members.

A motion was made by Councilman Boice and seconded by Councilwoman Hundt and moved for adoption. Resolution carried by unanimous roll call vote.

**Resolution #11 of 2021: PURPLE HEART COMMUNITY RESOLUTION**

WHEREAS, the people of the Town Ancram have great admiration and the utmost gratitude for all the men and women who have selflessly served their country and this community in the Armed Forces; and

WHEREAS, Veterans have paid the high price of freedom by leaving their families and communities and placing themselves in harm’s way for the good of all; and

WHEREAS, the contributions and sacrifices of the men and women from the Town of Ancram who served in the Armed Forces have been vital in maintaining the freedoms and way of life enjoyed by our citizens; and

WHEREAS, many men and women in uniform have given their lives while serving in the Armed Forces; and

WHEREAS, citizens of our community have earned the Purple Heart Medal as a result of being wounded while engaged in combat with an enemy force, construed as a singularly meritorious act of essential service; and

WHEREAS February 18, 2021 has been officially designated as the day in the Town of Ancram to remember and recognize Veterans who are recipients of the Purple Heart Medal;

**NOW THEREFORE BE IT RESOLVED** that the Ancram Town Board hereby proclaims the Town of Ancram a Purple Heart Town, honoring the service and sacrifice of our Nation’s men and women in uniform who were wounded or killed by the enemy while serving to protect the freedoms enjoyed by all Americans.

Councilwoman Israel questioned if the discrepancy in the fee schedule in regards to the traditional inspection fees and the new short term rental inspection fees. Mr. Bassin reported that he had spoken to Mr. Ferratto, town ZEO, and Mr. Ferratto was reluctant to lower the price. He would like to stay at the \$250. Councilwoman Hundt asked if this was a one time fee. Councilman Boice understood this to be an annual fee. Mrs. Israel felt that this amount was not fair. Mr. Bassin suggested half. Mr. Boice suggested that the town wait to see how involved the inspections were. Councilman Clark reminded the board that it is not just the home that is being inspected, but also items like parking.

Councilwoman Hundt brought up the Town Of Ancram Employee Handbook. She felt that the book should be looked at closely once in a while and that it should be followed. Councilman Boice felt that the handbook is useless if it is not followed.

A motion was made by Councilwoman Israel and seconded by Councilman Clark to approve the following resolutions as a group. Resolutions carried by a unanimous roll call vote.

**Resolution #12 of 2021: Fee Schedule - Resolved**, that the 2021 Town of Ancram Fee Schedule is approved.

**Resolution #13 of 2021:Employee Handbook – Resolved**, that the 2021 Employee Handbook is approved.

**Resolution #14 of 2021: Purchasing Policy – Resolved**, that the 2021 Purchasing Policy is approved.

**Resolution #15 of 2021: Financial Process Manual – Resolved**, that the 2021 Financial Process Manual is approved.

**Resolution #16 of 2021: Anti-Harassment Policy – Resolved**, that the 2021 Anit-Harsment Policy is approved.

**Resolution #17 of 2021 Anti-Violence Policy – Resolved**, that the 2021 Anti-Violence Policy is approved.

### **Town Board Members**

Councilman Clark drew the town board members to the memo he had circulated regarding proposed Local Law #1 of 2021. The memo was as follows:

The Zoning Revisions Committee (ZRC) was charged to bring all town land use regulations into consonance with the 2019 Comprehensive Plan.

One major task is to ensure that standards for solar energy systems coincide with Comp Plan intent.

Looking ahead to how Ancram will look, feel and function in 2030, the Comp Plan envisions that “we use and support appropriately scaled renewable energy sources.”

Accordingly, Goal 2 (Environment) includes: “Encourage the use of small and community scale renewable energy sources.”

Then, detailed strategies give specific guidance:

2.1.3.1. Continue to allow solar...power for agricultural, residential, and small business use.

2.1.3.2. Consider policies for appropriately scaled solar...projects to generate electricity for the community.

2.1.3.3. Exclude large scale commercial...solar operations that export electricity outside the town as these are considered inconsistent with the rural character of the community.

Current standards for solar systems in the Zoning Law are meager—less than a page. All deal only with roof-mounted panels and pole or remote mounted small-scale systems intended for residential use.

Enclosed is proposed Local Law #1 of 2021, which repeals supplemental regulations now in the Zoning Law labelled as “Solar Energy Panels” and replaces them with a section entitled “Solar Energy Systems.”

These amendments implement the Comp Plan guidance about three escalating scales of solar systems and permit certain systems in a way that balances positive results against negative impacts on neighbors, the environment, and community character.

Before reaching conclusions about scale and standards for solar systems, the ZRC conducted a comprehensive analysis of solar energy generating systems in general, and their potential “fit” within Ancram. This analysis included a town-wide GIS study to understand and evaluate where the landscape would likely support solar systems. Factors included slopes <10%, oriented to the south, distance to 3-phase electrical lines, on 10-acre parcels. Also identified were the intersection of those sites with sensitive environmental features in town. Maps were developed locating 21 different environmental and resource features to create 12 overall analysis layers ranging from unique habitats to significant biodiversity areas, and riparian sites, forest patches, and prime farmland soils. This extensive analysis helped the ZRC to understand the capacity for large solar development in town which, in turn, aided deliberation about standards for solar energy generating systems and facilities.

The solar amendments correspond to Comp Plan direction by recognizing three distinct types of solar energy systems: small-scale, community-scale, and utility-scale generating systems. Designs for all three

types must meet standards for glare, adherence to engineering and safety protocols, accessibility for emergency services, and other features. LL #1 also contains proposed definitions for many solar terms.

Solar systems with a valid building permit issued before LL #1 takes effect are grandfathered.

Small-scale systems (25 kw or less) are rooftop or flush-mounted, ground-mounted and freestanding, and also include solar systems that are integrated into the building itself.

Such systems provide on-site electricity for residential, agricultural, and small business use.

Rooftop/flush-mounted systems and building integrated systems are permitted; small-scale ground-mounted and freestanding systems require Planning Board approval of a Special Use Permit.

The updates also address batteries associated with such small-scale solar systems, when the batteries are on the same parcel and also if the batteries are on a different parcel.

LL #1 also proposes standards for “community-scale” solar systems—including that such systems shall not exceed ten acres in size. Ten acres is sufficient space for approximately a 5 MW system while generally being compatible with Ancram’s environmental and community goals.

Systems requiring more than ten acres are incompatible with the Town’s environmental, farmland, food production, and rural character priorities as expressed in the Comprehensive Plan.

Community-scale solar systems are prohibited in all districts except the Agricultural District, where they require Planning Board approval of a Special Use Permit.

Regulations require that development and operation of community-scale systems shall have no significant adverse impact on resources such as wildlife, significant habitats, and sensitive environmental features.

A decommissioning plan, including site remediation and restoration, plus a financial surety, are required.

In addition, standards are established for storage batteries for such systems, when the batteries are on the same parcel and when the batteries are on a different parcel.

LL #1 also addresses utility-scale solar systems—those that are larger than ten acres and generate less than 20 MW, and a second category for those that produce 20 MW or more.

In both categories, LL #1 prohibits such mega-systems throughout the Town of Ancram.

This categorical prohibition is based on the GIS analysis and review of at least five plans and studies in and around Ancram, plus the 21 environmental sensitivities and resources shown on the 12 maps. Each and all of these resources will undergo significant adverse implications likely to result from installation and operation of mega-scale solar systems. Moreover, the ZRC concluded after much study that such adverse impacts are not capable of effective mitigation.

The ZRC and its legal counsel recognize that NYS Executive Law Section 94-c regulates solar generating systems that are 20 MW and greater in size. NYS Executive Law Section 94-c also establishes a renewable energy siting office that ultimately has authority to review and approve those large energy generating facilities.

The Town's long-standing studies, plans, programs, policies, and local laws coincide with NYS support of the environment, local agriculture, and climate resiliency. The NYS siting office and 94-c regulations also seek to limit adverse environmental impacts. However, the siting office and regulations simultaneously limit local input and have the authority to waive environmental protections to site a large solar facility.

The proposed solar regulations in LL #1 establish specific standards of the Town of Ancram for its environmental features deemed to be critical. LL #1 outlines a strong rationale for prohibiting large-scale

solar energy generating systems. Recognizing that the NYS siting office has ultimate authority to approve such systems, the siting office could elect not to require compliance with Ancram's prohibition against utility-scale solar facilities.

LL #1 addresses that contingency by establishing that the siting office must require compliance with NYS Ag & Mkts Guidelines for Siting Solar Energy Projects and that they fully evaluate, and avoid or mitigate, damage to specifically identified resources in Ancram.

Your packet contains:

- Resolution of the Town of Ancram Town Board introducing Local Law #1 of 2021....

- Proposed Local Law No. 1 of 2021;

- SEQRA Full Environmental Assessment Form, Part I, Project & Setting (13 pages, plus mapper);

- Full Environmental Assessment Form Section F—Additional Information (1 page);

Your packet does not yet contain the Full Environmental Assessment Form (FEAF) Part 2, nor FEAF Part 3, nor the Environmental Notice Bulletin SEQRA Notice Pub Form. They will be delivered to the TB later in the review/approval process.

Next steps for the Ancram Town Board are:

Adopt the introductory Resolution;

Review FEAF Part 1 and its Section F;

Approve FEAF Part 1;

Refer Proposed LL #1 to the Town Planning Board;

Refer Proposed LL #1 to the Columbia County Planning Board;

Set a date/time for a Public Hearing;

Provide notice of the Public Hearing and

make proposed LL #1 available to the public

At this time the town board read through the EAF document Part one (13 pages) as prepared for the town board.

Mr. Clark reminded the board that they will consider the Negative Declaration in March.

Councilman Clark offered the following resolution seconded by Councilwoman Hundt and moved it for adoption. Resolution carried by unanimous roll call vote.

**Resolution #18 of 2021: Introducing Local Law #1 of 2021, a proposed “Local Law Amending the Town of Ancram Zoning Law with Regard to the Regulation of Solar Energy Generating Systems.”**

Resolution date: February 18, 2021

Whereas:

1. This resolution proposes new legislation in the form of a local law amending the Town of Ancram Zoning Law, previously adopted on November 20, 2014 and as amended since, and that also adds new provisions specifically related to regulation of solar facilities.
2. This is a Local Law pursuant to the authority and power granted to the Town Board and the Town by Articles 2 and 3 of the New York State Municipal Home Rule Law and by Article 2 of the New York State Statute of Local Governments.
3. In 2019, pursuant to the authority granted in New York State Town Law § 272-a, the Town of Ancram adopted an updated Comprehensive Plan. That Plan sets forth Ancram’s vision for its future, and the blueprint for how the Town should grow and how Ancram should preserve the characteristics and qualities of the Town so valued by Town residents. The Comprehensive Plan consists of materials, written and/or graphic, including, but not limited to, maps, charts, elements, appendices and other descriptive material. Section 272-a(11) of the Town Law requires, in relevant part, that all town land use regulations must be in accordance with an adopted Comprehensive Plan.
4. The Town has been working to update its Zoning Law to bring Ancram’s zoning law into accord with the 2019 Comprehensive Plan. Most recently, the Town adopted LL#2 of 2020 that included a variety of updates to the zoning law. As such, the Town recognizes there is a need for the Zoning Law to address current land uses not previously facing the Town including solar facilities.

5. In addition to, and in confluence with the implementation of the goals of the Town's Comprehensive Plan, it is also the purpose of the proposed Zoning Law to exercise our Town's right to protect our citizens by controlling the use of land so as to broadly protect the public health, safety and general welfare and to carry out locally established goals and objectives in accordance with a comprehensive plan designed to preserve and protect, for the benefit of the town as a whole, the basically rural-agricultural character of the Town.

5. This proposed amendment to the Zoning Law to add regulation of solar facilities is the result of hours of work by the Town's Zoning Review Committee (ZRC). Throughout that time, the ZRC has been working with the benefit of professional assistance from Nan Stolzenburg, AICP, of Community Planning and Environmental Associates.

6. Looking ahead to the introduction of this proposed law, the Town Board directed the Town's planning consultant to prepare for the Town Board's review an Environmental Assessment Form (EAF), Part 1, pursuant to the State Environmental Quality Review Act (SEQRA). The Town's planning consultant has prepared the EAF Part 1 and presented it to the Town Board for its review and consideration.

7. Pursuant to New York State Municipal Home Rule Law § 20, Local Law No. 1 of 2021 proposing updates to the Zoning Law for the Town of Ancram was received by each member of the Town Board prior to this meeting via email and that proposed Local Law shall be deemed to be on the desk of each member of the Town Board as of tonight's Town Board meeting.

NOW THEREFORE, BE IT RESOLVED,

Section A. Pursuant to New York State Municipal Home Rule Law § 20, and Article XII of the Town of Ancram Zoning Law, the Town Board hereby introduces a Proposed Local Law No. 1 of 2021, a "Local Law Amending the Town of Ancram Zoning Law Previously Adopted on November 20, 2014, and as Amended Since Related to the Regulation of Solar Facilities." A copy of the proposed Local Law is attached as Exhibit A to this Resolution.

Section B. Pursuant to provisions of SEQRA the Town Board hereby determines to classify the adoption of the proposed new Zoning Law (the "proposed action" in SEQRA parlance) as a Type I action [see, New York State Environmental Conservation Law (ECL), Article 8; 6 New York Code of Rules & Regulations (NYCRR), Part 617.4(b)(2)].

Section C. Further pursuant to SEQRA, the Town Board further determines that it will be the only agency with approval authority over the proposed action. Accordingly, the Town Board hereby declares itself to be the Lead Agency for the conduct of the environmental review of the proposed action under SEQRA. The Town Board further identifies the Town of Ancram Planning Board and the Columbia County Planning Board as interested agencies.

Section D. The Town Board hereby accepts the SEQRA Environmental Assessment Form (EAF) Part 1 for the proposed action which is dated February 18, 2021 and has been prepared at our request by the Town's planning consultant. A copy of the EAF Part 1 is attached here to as Exhibit B.

Section E. The Town Board hereby directs that the proposed Local Law be referred to the Columbia County Planning Board for its review and for an advisory opinion pursuant to Section 239-m of the New York State General Municipal Law. The Town Board directs the Town Clerk to make the referral in conformity with the applicable provisions of New York State General Municipal Law § 239-m.

Section F. Town Board hereby directs that the proposed Local Law be referred to the Town of Ancram Planning Board in accordance with Town of Ancram Zoning Law Article XII(B) for its review and for an advisory opinion. The Planning Board shall deliver its response to this referral to the Town Board within forty-five (45) days of the date of this referral.

Section G. In accordance New York State Municipal Home Rule Law § 20(5), the Town Board hereby schedules a Public Hearing on said Proposed Local Law for March 18, 2021, at 6.30 p.m. via Zoom. The Town Board directs the Town Clerk to provide a link to the Zoom meeting at least 7 days prior to the hearing date.

Section H. The Town Board directs the Town Clerk to provide notice to the public of the public hearing in accordance with the requirements for same set forth in the New York State Municipal Home Rule Law, and directs the Town Clerk to cause publication notice of the public hearing in the Town's official newspaper in accordance with the requirements of Town of Ancram Zoning Law Article XII(C)(1) not less than ten (10) calendar days prior to the Public Hearing, and to provide written notice of the hearing to any required Municipal County, Regional, Metropolitan, State or Federal Agency in the manner prescribed by law pursuant to Ancram Zoning Law Article XII(C)(2).

Section I. The Town Board also directs the Town Clerk to post a copy of the proposed Local Law on the Town's web site, and to make a paper copy of the proposed Local

Law available for review by the public at the Town of Ancram Town Hall, 1416 County Route 7, Ancram NY 12502.

Section J. The Town Board hereby directs the Town's Planning consultant to prepare for the Town Board's review at a later date a SEQRA EAF Part 2 for the Town Board's review and consideration

### **Accident review committee**

Committee chair Councilman Clark said that the first piece of business the committee was charged with was producing a charter for the committee. Mr. Clark said that he had initially proposed four elements of the charter but that fellow committee member Councilman Boice was looking for a more detailed charter. Mr. Clark has put together a two page document that includes a charter and an operating procedure for the committee. Councilman Boice said that he is concerned with the time frame of accidents being reported. He said that the most recent document he has received is putting the committee in good shape. Councilman Clark said that once the document is looked at and approved by the committee, then the town board can receive the document to read and adopt.

**Health Emergency Plan:** Councilwoman Israel reported that the committee is working on the document. Councilwoman Hundt said that the plan is complicated but that they hope to have it to the town board by the March Town Board Meeting.

Councilwoman Israel said that the newsletter for the town will be distributed soon.

Councilwoman Israel reported that the County police reform panel has completed its study and the document will be on line and available in the near future.

Councilwoman Israel commented her feelings regarding the email that was sent to the town board last month by Highway Superintendent Miller. She felt that the more she looked at it, the more she felt it was directed towards Councilwoman Hundt. Mrs. Israel felt it was unfortunate and should not have happened. She asked Mr. Miller if he could find the email to his daughter that he thought he was responding to. Mr. Miller said that he could probably find it. Councilwoman Hundt said that many people had heard about it from the last meeting and that they felt that she was his intended target.

Councilwoman Hundt gave a report on affordable housing. She said right now, with the current housing situation, there is a lot of fact finding going on to try and find a solution to the problem.

Councilman Boice alerted the board to a NYS Code Rules and Regulation that pertains to trusses and timbers in the construction of homes and that the home owner is required to hang a sign that states if these building materials are in the home where a fire may be occurring. He asked

that any homes that this regards within the town of Ancram, have the sign put on it or given to the resident by the town ZEO/CEO.

Councilman Boice reflected on several items he had concerns about regarding the town. He questioned the derelict building list and noted that nothing is happening with any of the buildings on this list. He asked if broadband had been hooked up at the town hall. He asked if the proposed flat screen television and microphone system had been installed at the town hall. He noted the town harassment policy and felt that at times the email system within the town was harassing. He felt that there is a pattern that if the Town Supervisor disagrees with a person, they are belittled and in his opinion this needs to stop. He felt that there was no way that the email that went out last month to the email chain did not have to do with Bonnie. He suggested that this year, there should have been a tax cut to the budget. He felt that \$5,000 to \$8,000 should have gone back to the public. He felt that there were people who could have used a tax break this year. Mr. Boice also said that he felt that the town board needs to use Roberts Rules of Order. That there are times when a motion is made and if there is not enough support, it does not go to vote.

At this time Kim Tripp addressed the board. She commended Mr. Clark and the ZRC for all of their hard work. She also stated that she had seen the email from Mr. Miller and that she would like to see the town have a degree of professionalism and items need to be dealt with as professionals.

Carol Falcetti asked Councilman Boice for an example of when Roberts Rules of Order were not used at Town Board Meetings. Councilman Boice said that a recent meeting there was a motion and a second to go into executive session but that the town board did not allow the motion to go through. Mr. Boice stated that he has called the Association of Towns and that the town board should have gone into executive session. Mr. Boice said that there was a motion and a second to purchase a bucket truck but after discussion was not followed through with a vote. Councilman Clark stated that while the town board is not following Roberts Rules of Order strictly, this can happen if the town board decides to. But then, Mr. Clark noted, the town will have to strictly adhere to them and that there are features in Roberts Rules of Order that conflict with NYS law. Mr. Clark also noted that in regards to the executive session noted by Mr. Boice, the objection was because the motion was not made with the proper wording to make it legally sufficient.

Beth Pessen addressed the board with a concern regarding that she has tried to get an answer about her tax bill and has not gotten a call back. Mrs. Cleveland stated that she had emailed Ms. Pessen back that she was having a computer problem for a few weeks and could not access her programs to give her an answer. The computer is still in the process of being looked at by the county, six hours this day alone. She is hopeful in the next few days she will have access to her tax programs. As far as the phone system, there is an issue with all of the mailboxes coming up as full but there are hardly any messages on anyone's phones. The phone company will be returning to look into this.

**Highway**

Mr. Miller reported that the department has been busy with snow storms. They are working on keeping the sand and salt pile in good shape. There is a possibility that the CHIPS funding may increase this year. Mr. Miller said that the bucket truck the department had put out a bid for, a brand new 2019 leftover, had sold. Councilwoman Hundt asked if the town is using the temp person. Mr. Miller said three times so far to cover the bigger snow events.

Mary Murfitt questioned what the bucket truck is used for. Mr. Miller said the town uses it to trim trees on town roads. Mr. Miller noted that Central Hudson will only trim trees that are near the lines. Ms. Murfitt asked if the town really needed a bucket truck. Mr. Miller said that the trees will need to be trimmed regardless. While Copake does use the truck, they help Ancram a lot during paving time with both equipment and employees. Ms. Murfitt said that she thought rebates were a better idea.

Town Clerk Cleveland noted that the governor had made the decision to allow summer camps this year. People are already asking about applications. Mr. Bassin will follow up with the camp and pool board. Mr. Bassin asked Mr. Boice if there was work the pool will need regardless. Mr. Boice noted a few upkeeping issues at the pool.

A motion was made by Councilwoman Israel and seconded by Councilman Clark to approve the warrants and pay the bills. Motion carried.

A motion was made by Councilman Boice and seconded by Councilwoman Hundt to adjourn the meeting. Motion carried.

Respectfully submitted by,

Monica R. Cleveland  
Ancram Town Clerk